

CITY OF MUSKEGON
PLANNING COMMISSION
SPECIAL MEETING
MINUTES

October 31, 2013

Chairman T. Michalski called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: F. Peterson, B. Mazade, J. Doyle, B. Larson, B. Smith, T. Michalski,
L. Spataro, S. Gawron, S. Wisneski

MEMBERS ABSENT:

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: T. Vrugink, GMB Architects; B. Hammersley & H. Kaplan, County of
Muskegon; Ms. Anthony, 248 Delaware; J. Jackson, 1150 Pine St; J.
Denson, 254 Delaware

NEW BOARD MEMBERS

Chairman T. Michalski introduced new board members, F. Peterson and S. Wisneski. B. Mazade was also recently appointed to the board as a citizen member.

APPROVAL OF MINUTES

A motion that the minutes of the regular meeting of August 15, 2013 be approved, was made by S. Gawron, supported by J. Doyle and unanimously approved.

PUBLIC HEARINGS

Hearing, Case 2013-12: Request for a Special Use Permit to construct and operate a juvenile transition center in a B-5, Governmental Services district at 97 East Apple Avenue, by Muskegon County. M. Franzak presented the staff report. The facility will be constructed on the same parcel as some of the other county facilities at 97 East Apple Ave. The area dedicated to the new facility is roughly 90,000 square feet. The new building will be two stories, and it has a 25,900 square-foot footprint on the first floor. The property is zoned B-5, Governmental Services district. Properties to the south and west are zoned residential; properties to the north and east are zoned for business. The building will have a 65-foot front setback off Delaware Avenue and a 195-foot setback off Pine Street. There will be an outdoor recreation yard screened by an 8-foot high masonry wall and a 12-foot chain link fence. There is adequate parking on site for all uses, including the new addition. The landscaping plan goes beyond the requirements and should be a great addition to the currently vacant parking lot. There will be more green space and reduced stormwater runoff with the proposed improvements. There is a proposed one way entrance off Delaware Avenue. The facility may also be accessed by entrances on Pine Street and Apple Avenue.

T. Vrugink presented a video showing renderings of the new building and grounds, and answered board members' questions. J. Doyle asked if the perimeter fence along Delaware would remain. T. Vrugink stated that they were currently considering their options on removing the fence vs. leaving it in place. B. Larson asked if the building's appearance would be similar to the new jail facility. T.

Vruggink stated that this building would have more of a residential look to it, since it was closer to a residential area. B. Larson asked why the County used an out-of-town architectural firm. B. Hammersley explained the open bidding process the County used. B. Smith asked how many residents the juvenile center would hold.

L. Spataro arrived at 4:08 p.m.

B. Hammersley stated there would be 16 locked beds and 16 treatment beds, but they would be flexible. S. Wisneski asked if it would be a locked-down facility and if the current facility in Whitehall would still be used. B. Hammersley stated that it would be a locked facility, and the one in Whitehall would be closed. She also stated that the outside recreation yard would be landscaped, screened, and not visible from the main roads. Several neighbors near the site asked for clarification on the facility location and if their properties would be affected. Board members and County personnel answered their questions.

A motion to close the public hearing was made by B. Larson, supported by S. Gawron and unanimously approved.

A motion that the request for a Special Land Use Permit, per section 1306 of the Zoning Ordinance, to allow for a juvenile transition center in a B-5, Governmental Services district at 97 East Apple Avenue, by the County of Muskegon, be approved based on compliance with the City's Master Land Use Plan and conditions set forth in Section 2332 of the City of Muskegon Zoning Ordinance, was made by B. Larson, supported by B. Mazade and unanimously approved.

NEW BUSINESS

None

OLD BUSINESS

None

OTHER

Extending the Master Plan – M. Franzak updated board members on the status of the master plan update. A motion to extend the master plan and to send the required notices was made by L. Spataro, supported by B. Larson and unanimously approved.

There being no further business, the meeting was adjourned at 4:30 p.m.